| 179.0 | 0002 | 0020.A | 1 of 1 | Residential | Total Card / Total Parcel |
|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: 851,000 / 851,000 |
| | | | | | USE VALUE: 851,000 / 851,000 |
| | | | | | ASSESSED: 851,000 / 851,000 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 72 | | AVOLA ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | ALEXANDRE JOSETTE A |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 72 AVOLA ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry: |
| Postal: | |

## NARRATIVE DESCRIPTION

This parcel contains 10,198 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1954, having primarily Vinyl Exterior and 2308 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 10198.000 | 342,800 | | 508,200 | 851,000 |
| Total Card | 0.234 | 342,800 | | 508,200 | 851,000 |
| Total Parcel | 0.234 | 342,800 | | 508,200 | 851,000 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 368.78 | /Parcel: 368.7

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 121424

**GIS Ref**

**GIS Ref**

**Insp Date** 08/31/18

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID 179.0-0002-0020.A

!14070!

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 342,800 | 0 | 10,198. | 508,200 | 851,000 | 851,000 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 271,500 | 0 | 10,198. | 500,900 | 772,400 | 772,400 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 266,200 | 0 | 10,198. | 384,700 | 650,900 | 650,900 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 266,200 | 0 | 10,198. | 363,000 | 629,200 | 629,200 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 266,200 | 0 | 10,198. | 333,900 | 600,100 | 600,100 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 250,300 | 0 | 10,198. | 312,200 | 562,500 | 562,500 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 250,300 | 0 | 10,198. | 287,500 | 537,800 | 537,800 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 250,300 | 0 | 10,198. | 287,500 | 537,800 | 537,800 | | 12/13/2012 |

**PRINT**

| Date | Time |
|---|---|
| 12/11/20 | 03:57:05 |

**LAST REV**

| Date | Time |
|---|---|
| 06/18/20 | 09:50:21 |
| mmcmakin | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14070

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| GREATOREX JAMES | 24947-467 | | 10/26/1994 | | 214,000 | No | No | | Per Divorce doc 12/20/2000 docket #99D3990 na |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 121424 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 11/7/2006 | 960 | Redo Kit | 20,500 | | | G8 | GR FY08 | |
| 10/18/2006 | 895 | Renovate | 35,000 | | | | | EXT REPAIRS & RENO |
| 5/28/2004 | 432 | Siding | 24,000 | | | | | VINYL |
| 5/4/2004 | 319 | Re-Roof | 7,870 | | | | | |
| 2/10/2003 | 79 | Redo Bat | 6,500 | | | | | |
| 11/20/1996 | 607 | | 7,800 | | | | | REMODEL SUN ROOM |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 8/31/2018 | MEAS&NOTICE | HS | Hanne S |
| 1/15/2009 | Measured | 345 | PATRIOT |
| 3/12/2005 | External Ins | BR | B Rossignol |
| 3/10/2005 | Permit Visit | BR | B Rossignol |
| 3/30/2000 | Inspected | 276 | PATRIOT |
| 12/23/1999 | Mailer Sent | | |
| 12/22/1999 | Measured | 264 | PATRIOT |
| 12/1/1991 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 10198 | | Sq. Ft. | Site | | 0 | 70. | 0.71 | 6 | | | | | | | | | 508,161 | | | | | | 508,200 | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.23411 | Total SF/SM: | 10198 | Parcel LUC: | 101 | One Family | Prime NB Desc: | ARLINGTON | Total: | 508,161 | Spl Credit | | Total: | 508,200 |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 5 - Cape | | |
| Sty Ht: | 1T - 1 & 3/4 Sty | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BEIGE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1954 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 1 - Drywall | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 4 - Carpet | 15 | % |
| Bsmnt Flr: | 14 - Asphalt Tile | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Very Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | 1 | Rating: | Very Good |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Good |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GV - Good-VG | 10. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| Total: | | 10.8 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 105.00 |
| Size Adj.: | 1.24322033 |
| Const Adj.: | 0.99841499 |
| Adj $ / SQ: | 130.331 |
| Other Features: | 92250 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 384295 |
| Depreciation: | 41504 |
| Depreciated Total: | 342791 |

## COMMENTS

## RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

Totals | RMs: 8 | BRs: 3 | Baths: 1 | HB

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | 2003 |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 8 | 3 | M |
| Totals | | | |
| 1 | 8 | 3 | |

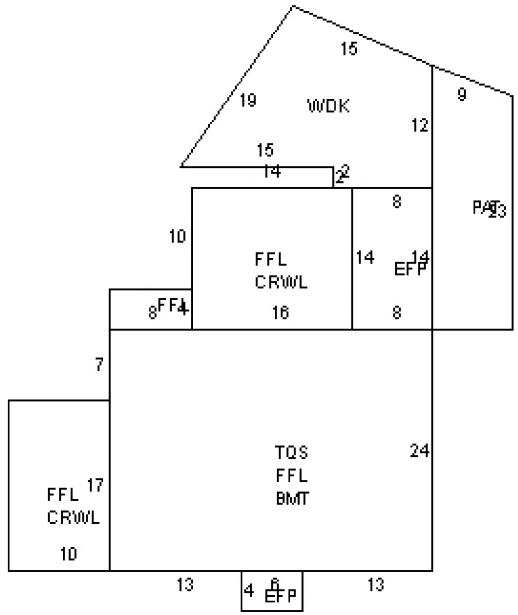
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

WtAv$/SQ: | AvRate: | Ind.Val

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 130.33 |
| Special Features: | 0 | Val/Su Net: | 96.45 |
| Final Total: | 342800 | Val/Su SzAd | 193.67 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,194 | 130.330 | 155,615 |
| BMT | Basement | 768 | 56.890 | 43,691 |
| TQS | 3/4 Story | 576 | 130.330 | 75,071 |
| CRWL | Crawl Space | 394 | 19.550 | 7,703 |
| WDK | Deck | 290 | 9.430 | 2,736 |
| PAT | Patio | 196 | 4.160 | 815 |
| EFP | Enclos Porch | 136 | 47.170 | 6,415 |
| | Net Sketched Area: | 3,554 | Total: | 292,046 |
| Size Ad | 1770 | Gross Are | 3746 | FinArea 2308 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | RRM | 70 | A | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

## SPEC FEATURES/YARD ITEMS

PARCEL ID 179.0-0002-0020.A

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | Frame Shed | D | Y | 1 | 8X12 | A | AV | 1998 | 0.00 | T | 16.8 | 101 | | | | | | |

More: N | Total Yard Items: | Total Special Featues: | Total: